



TOWN OF WEST HARTFORD

Community Planning and Physical Services Committee
Town Hall, 50 South Main Street, Room 312
Tuesday, August 29, 2017, 5:30 PM

In Attendance: Ben Wenograd, Shari Cantor, Chris Barnes, Dallas Dodge, Denise Hall, Beth Kerrigan, Matt Hart, Pat Alair, Kimberly Boneham, Mark McGovern, Todd Dumais, Duane Martin, Greg Sommer and members of the public.

Minutes

1. Call to Order: 5:35 pm
2. Staff Reports: Updates were provided on three topics:
 - 1) The CT Siting Council held a hearing on August 22nd at Newington Town Hall on Eversource's plan to upgrade its transmission line between Newington and Hartford utilizing the Amtrak Right of Way. Staff attended and only one person spoke during the public comment portion of the hearing. Photo simulations that will give a representation of how the overhead lines will appear will be provided to the Town and distributed to Council.
 - 2) The Park Road/I-84 project will be starting soon. The contract has been awarded and is being finalized. A Public Information Meeting is scheduled for September 18th and community outreach will begin in earnest immediately after Labor Day. Engineering Staff will be mailing neighborhood abutters and meeting with key stakeholders to publicize the start of construction scheduled for the end of September.
 - 3) After several months, staff is gaining traction with a parking program aimed at spurring service workers to park in the Town Center Garage at reduced rates. A few restaurants and one retailer have signed on.
3. Committee Correspondence
 - a. 07/18/2017 Minutes - Approved
4. Continuing Business
 - a. Draft Incentive Zoning Ordinance (Item #3, 07/13/2017 Agenda)

Staff reviewed recent activity related to this initiative. Since the July Committee meeting, the Working Group met on August 14th and offered specific revisions, some of which were included in a revised draft distributed at the meeting. Revisions were

made to the Infill, Public Space and Private Garage sections, among others. Specific attention was given to the Required Findings section which are supplemental to the Special Development District (SDD) findings that the Council is required to make.

The Corporation Counsel reiterated that the incentives are cumulative and may only be sought as part of a SDD application. They are not “by right” in any way.

Councilor Wenograd offered language to revise Section B2(a), the finding regarding context sensitivity.

Multiple members of the Center Working Group addressed the committee and expressed concern about the cumulative nature of the ordinance. Questions were asked and answered regarding the Findings section.

The Committee voted unanimously to send the draft, as amended during the meeting, to the Council for receipt and for public hearing.

b. Draft Experiential Zoning Ordinance (Item #4, 07/13/2107 Agenda)

The Committee reviewed a revised draft of the Experiential Zoning ordinance following feedback from the Committee at its July meeting. The current draft now includes for permitted establishments:

- Allowance of live music but not DJ's
- A prohibition of Café Permits by the State Liquor Commission
- A required closing time of 12:00 midnight

These provisions were reviewed with the Police Department. While the command staff still has concerns about the potential of large crowds and associated challenges, but they are mitigated by the earlier closing time and prohibition of DJs and Café Permits.

No revisions were made to the second ordinance that amended the Entertainment Licenses section of the code. Establishments seeking a permit to operate as an Experiential Recreation and Restaurant Facility will be required to obtain an Entertainment License from the Police Department.

The Committee voted unanimously to send the draft to the Council for receipt and public hearing.

5. New Business

a. Boulevard at Whiting Lane Intersection Improvement Project

Staff reported on the success of the temporary traffic diverter at the intersection of Boulevard and Whiting Lane. The public response has been very positive and staff will proceed with the construction of the permanent diverter this fall at a cost of approximately \$20,000.

6. Adjournment: 6:55 pm

The next CPPS committee meeting will be held at 5:30pm on September 19, 2017.